



Flathead City-County Health Department

1035 First Ave. West Kalispell, MT 59901
(406) 751-8101 FAX 751-8102
www.flatheadhealth.org

Community Health Services
751-8110 FAX 751-8111
Environmental Health Services
751-8130 FAX 751-8131
Family Planning Services
751-8150 FAX 751-8151
Home Health Services
751-6800 FAX 751-6807
WIC Services
751-8170 FAX 751-8171
Animal Shelter
752-1310 FAX 752-1546

September 10, 2020

Flathead County Planning & Zoning

Attn: Erik Mack
1035 1st Avenue West
Kalispell MT 59901

SUBJECT: FPP 20-18 Storagemax Subdivision, SE1/4NE1/4 of Section 6, T28N, R20W, P.M.M.,
Flathead County, Montana, 3190 MT Hwy 33

Dear Erik,

This office has reviewed the information provided and submits the following comments:

1. This proposal is subject to review under Sanitation in Subdivisions, Title 76-4, Part 1, MCA. This review addresses water supply, wastewater disposal, storm drainage, and solid waste disposal. An application has been received and is currently under review.

If you have questions, please contact Environmental Health at 751-8130.

Professionally,

Wendee Jacobs, RS
Flathead County Sanitarian



Erik Mack

From: Nelson,Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Sent: Friday, September 4, 2020 2:50 PM
To: Erik Mack
Cc: Mary Fisher
Subject: RE: FPP-20-18 Storagemax Subdivision

Dear Erik:

The Bonneville Power Administration (BPA) has received and reviewed the Flathead County Planning and Zoning's inquiry for the FPP-20-18 Storagemax Subdivision. The property is located at 3190 Montana Highway 35 near Kalispell, MT and can legally be described as Parcel A of COS 14608 located in the SE1/4NE1/4 of Section 06, Township 28 North, Range 20 West, P.M.M., Flathead County, Montana.

At this time, BPA does not object to this request, as the property is located 1.3 miles away from the nearest BPA transmission lines or structures.

Thank you for the opportunity to review this request.

Sincerely yours,

Nedda L. Nelson

(CONTR) APR Staffing
TERR-East, Realty Technician II
Real Property Field Services
Bonneville Power Administration
2520 US Highway 2 E, Kalispell, MT 59901
(406) 751-7823
nlnelson@bpa.gov

From: Mary Fisher <mFisher@flathead.mt.gov>
Sent: Thursday, September 3, 2020 2:48 PM
To: Nelson,Nedda L (CONTR) - TERR-KALISPELL <nlnelson@bpa.gov>
Subject: [EXTERNAL] StorageMax Subdivision

Hi Nedda,

Attached are an agency referral letter and the supporting documents for the above mentioned subdivision. Please contact Erik if you have any questions and/or to submit your comments to at emack@flathead.mt.gov

Thank you,

Mary Fisher

Planning Office Coordinator
Flathead County Planning & Zoning
40 11th Street West, Ste 220
Kalispell, MT 59901
(406) 751-8200 Fax: (406) 751-8210

Erik Mack

From: Freyholtz, James <jfreyholtz@mt.gov>
Sent: Thursday, September 17, 2020 4:43 PM
To: Erik Mack
Subject: Storagemax Subdivision (FPP-20-18)

Erik,

Thank you for contacting the Montana Department of Transportation (MDT) regarding the proposed 2 commercial lot subdivision located on Highway 35 west of the intersection with Secondary 206. Access will be from two existing approaches onto Highway 35.

The owners will need to contact MDT to update the approach permits for this change.

If you have any questions please feel free to contact me.

*James Freyholtz, P.E.
Kalispell Area Traffic Engineer
Montana Department of Transportation (MDT)
(406) 751-2066*

Creston Rural Fire District

*4498 Montana 35
Kalispell, Montana 59901*

September 17, 2020

Flathead County Planning and Zoning Office
Eric K. Mack
40 11th Street West
Kalispell, Montana 59901



Eric:

Creston Fire District has received notice of a proposed Subdivision (FPP-20-18 Storagemax) to be located at 3190 Hwy 35. It is our understanding this is to include two commercial lots on the property, or at least a “splitting” to separate lots. This is the first time we have been notified of any commercial development on this and/or the adjacent property which now puts us on a rather precarious situation as fire suppression and public safety has never been addressed in what can only be described as a loop hole of sorts as the development has already been done. As for what appears to be the issue now, this is merely a property split with existing commercial businesses.

Had we been part of the initial development discussions, on this and the adjacent property to the west, public safety would have been addressed. Located on these properties are high fire danger businesses (mini-storage, machine/lathe shop, body shop, mechanic shop, others) and ones, that should a fire occur, Firefighter safety would be jeopardized. This is especially true of the mini-storage facility where any number of unknown and dangerous materials are no doubt stored. With the limited access and close proximity of each building to the next, firefighting will be a challenge and far from safe for our personnel.

With this being said, such a development should have water storage or water supply as part of the requirement for development. This is just common sense. Added to the public safety issue is the increase in traffic coming onto, and leaving, the property from a high speed highway with no turn lanes. The result of this is predictable.

While we appreciate the notice of this property use, it would appear little can be done when it comes to public safety and fire suppression. A commercial development such as exists on the property would normally require a constant flow water system of at least 500 gpm or a water holding facility of at least 30,000 gallons (keep full design) with a pump capacity of 500 gpm.

Please feel free to contact me at 406-250-8233 if you have any questions.

Gary Mahugh

Gary Mahugh, Fire Chief
Creston Fire District

SEP 17 2020